

REAL ESTATE NEWS

NOTES AND GOSSIP

Garage in Murray Hill Section
Changes Hands—Market
Normally Active.

The Lebertan Corporation purchased from the estate of the late Charles Martin, represented by Harris & Towne, attorneys, the two story fireproof garage, 40x100, in the Murray Hill section, at 236 and 238 East Thirty-seventh street.

The Lebertan Corporation has had plans prepared for the building of two additional stories. The property is free and clear and the purchaser paid all cash. The seller was represented by Harold T. Lewis, broker.

Other Deals in Manhattan.

James Reeves, president of Daniel Reeves, Inc., grocers, bought from Mary E. Joy the five story structure the corner of Washington and West streets. This is the first purchase for this class of business west of Washington street. Max Marx purchased from Algonquin D. Lessor 18 West Fifty-sixth street, a three story garage, 25x71. Hill & Flow & Co. acted for the buyer and P. S. Tracey represented the seller.

Legion Buys Home on Heights.

The Washington Heights Post, American Legion, has bought for its clubhouse the three story house at 464 West 155th street, east of Amsterdam avenue. The premises have been used for club purposes for several years and are at present occupied by the Corigan Council, Knights of Columbus. The new owners will get possession the first of the year. The building has meeting rooms, cardrooms, gymnasium, dance parlor, billiard room, etc. Thomas J. Mullany, Jr., is commander of the post.

Chile Company Sells Two Plants.

The American Chile Company, which recently decided to concentrate the making of its products in its \$6,000,000 plant in Long Island City, in Chicago and on the coast, has sold through Joseph P. Day's Industrial department its properties in Cleveland and Kansas City. The former is a five story structure on two and one-half acres on Detroit avenue and was sold to the Sheets Elevator Supply Company for \$125,000 cash. The Kansas City building is four stories, with warehouse, having about 42,000 square feet, at Seventeenth street and Central avenue. It was sold to a local man for \$80,000 cash.

Multi-Family House Deals.

George W. Brettell and James Henry sold for Mrs. Edward Krows to John Fitzpatrick 75 West 14th street, a five story flat, 25x100. This is the first sale of the property in fifteen years. Thomas Suffer sold the six story flat and stores at 157-159 First avenue, 40x100, near Ninety-ninth street, to John J. Townsend sold 225 East 102d street, a five story tenement and store, 25x100, Virginia Gamble sold to Concora Cano the four story tenement and store at 215 East Ninety-seventh street, 32x100.

In the Dwelling Market.

Emily Keller sold to E. Gregory Fernandez the three story dwelling at 25 West Ninety-seventh street, 19x100.11. The four story dwelling at 12 West 181st street, 19x100, has been purchased by Wolf Melis. The owner of record is Samuel L. Meltzer.

Deals Revealed in Transfers.

The 5 story loft building, 25x100.11, at 25 Chambers street, extending through to 100 Reade street, has been purchased by the Adolphe Realty Corporation from Frederic E. Gilbert and others.

United Brush Manufacturers bought from Howard E. B. B. Co. sold for Herman Hirsch his lease on the store at 50 West Thirty-third street, to William Bloom.

Pease & Elliman leased for H. W. Doughton & Co. offices in 24 Stone at, to the P. F. Syer Company.

Hill & Stern leased fourteenth floor in 352 Fourth street to Ananthan & Co. at a total rental of \$75,000.

George M. Gutts sold for Herman Hirsch his lease on the store at 50 West Thirty-third street, to William Bloom.

Pease & Elliman leased for Frieda A. Caille, represented by Carl F. Flack, to Fernand Combes the four story 20 foot dwelling at 132 East Sixtieth street, between Park and Lexington ave.

Cushman & Wakefield, Inc., leased for August Beckacher offices in 24 East Forty-second street to Holley & Oxborn and Richards Audit Company.

BRONX TRANSACTIONS.

Richard H. Scoble resold for Ferdinand Bloch to Joseph Lane 2505 University avenue, northwest corner 190th street, 25x100.

Florence Coyle sold to Emma Wolf 1488 Second avenue, northeast corner of Seventy-eighth street, a 5 story tenement, 25x100.

Frieda Schwarz sold to Alexander J. Frank 108 First avenue, a 5 story tenement, 25x100.

The 5th Realty Company sold to Hyman Solfer the 5 story tenement at 12-15 Ludlow street, 37x88.3.

Isabella Wilson sold to Bernard B. Katz the 5 story tenement at 519 East Eleventh street, 25x100.

The Metropolitan Holding Company sold to Apollonia Gebauer 188 East Ninety-sixth street, a 5 story flat, 18x100.

James H. Gilman sold to Bernhard E. von Glahn the five story tenement at 188 West Sixty-second street, 25x100.5.

Julius Heald sold to Harry Siff the six story tenement at 435 East Seventy-fourth street, 25x100.2.

Abraham Wolf sold to Tobias Shapiro the six story flat and stores at 151-153 Second av. near Ninth st. 47x125.

Annie E. Byrd sold to Samuel Lobel for \$15,000 the five story tenement at 280 Delancey st. 25x100.

The Retreat for Ladies and Homeless Girls bought from Margaret E. Donovan the three story dwelling at 305 East Seventy-first st. 18x102.2.

Laura E. Walker resold to Pauline Vohi the three story dwelling at 204 West 128th st. 18x100.

Henrietta Simpson sold to John J. Comerford 348 West 123d st. a three story dwelling, 18x100.

Morris Kohn resold to Gaetano Anile 44 East 169th st. a three story dwelling, 17x100.11.

Grace E. Storm sold to Elizabeth O'Brien 314 West Twenty-second st. a three story dwelling, 20x89.3.

Dr. Edward E. Yoshit bought from John Slater the four story dwelling at 36 West Seventy-first st. near River-side Drive, 18x102.2.

Lilly Ruto sold for \$25,000 to Daniel Daly 54 West Seventy-sixth st. a four story dwelling, 20x102.2.

James Dalton resold to Mary A. Gleason the three story dwelling at 114 West Ninety-seventh st. 18x100.

Central Union Trust Company, executor, sold for \$31,000 to Charles P. Northrop 152 West Seventy-sixth st. a four story dwelling, 21x102.2.

Edward L. Brady sold for \$7,000 to

Frederick Rider 134 West Ninety-second st. a three story dwelling, 20x100.8.

Leases Hotel Anderson.

D. Kempner & Son leased to the Real Estate Realty Company the Hotel Anderson, at 102 West Eighth street, an eight story apartment hotel, for twenty-one years at an aggregate rental of \$20,000, with J. J. Crow as associate brokers.

JOSEPH P. DAY SELLS 78
LOTS ON QUAKER RIDGE

Joseph P. Day sold at auction in the Vesey Street Exchange salesroom yesterday seventy-eight lots in the Quaker Ridge section of Westchester for a total of \$14,250. The southeast corner of Stratton road and Rockwood place, comprising five lots, was purchased by William A. McClellan for \$900. The Allargio Realty Company of 35 Nassau street purchased twenty-nine lots, comprising two groups facing the Quaker Ridge station of the New York, Westchester and Boston Railroad for \$3,830.

Edward J. Tierney bought a group of lots on the west side of Stratton road north of Shelbake place for \$225, and S. H. Croil bought nine lots on the west side of Stratton road, paying \$1,450. William Kolbe bought adjoining lots for \$170 each and A. L. Burton seven lots in the same street for \$970. Other buyers included Mrs. E. H. Armstrong, P. J. McKoon, Nicholas W. Sauer, Jr., L. M. Clary, A. L. Newton and John Lantz.

\$2,270,000 INVOLVED
IN GARAGE RENTALS

The Garage Realty Company leased to the M. K. L. Corporation the six story garage at 205-217 West End avenue, 100x100, for twenty-one years, aggregate rental \$90,000; three story garage, 520-530 West 145th street, 100x100, to C. F. G. Corporation for twenty years, aggregate rental \$60,000; 324-340 West Fortieth street, 70x100, two floors, for Samuel Milbauer to a client of Sidney Warsawer for a period of fifteen years at an aggregate rental of \$325,000; 133 Amsterdam avenue, 40x100, five floors, to a Mr. Carver for eight years, aggregate rental \$150,000.

The same company leased 304 West Forty-ninth street, 50x100, three floors, to McDermott & Ring for eight years, aggregate rental \$150,000; 510-512 West Fifty-third street, 50x100, two floors, to Vicary & Verdi for ten years, aggregate rental \$100,000; 50 East 134th street, 100x100, to Louis Freedman for eight years, aggregate rental of \$50,000; \$20,000 paid for the lease, and 541-543 West Fifty-second street, 50x100, to a Mr. Cappe for ten years, aggregate rental \$25,000.

SHUBERTS CAN BUILD THEATRE

Amended Plans for House Near Central Park Accepted.

Following the amending of plans for the theatre and apartment proposed by the Shuberts on the former Central Park Riding Academy property, on Seventh avenue, Fifty-eighth and Fifty-ninth streets, the Board of Appeals has granted permission for construction. The board previously denied the application of the architect, Herbert J. Krapp, on the ground that the restaurant feature of the project would extend into a residence district. This was overcome by providing for the operation of the restaurant as an adjunct of the apartment section and the elimination of any indication of business or theatrical use of that part of the property.

MISCELLANEOUS LEASES.

John J. Healy leased the one story theatre building, 125x100, at 1763 to 1771 Amsterdam av., adjoining the northeast corner of 14th st., to the Major Amusement Company. The lease is for a period of ten years at an aggregate rental of \$120,000.

Charles F. Noyes Company leased the second floor of the new Edison Building, 99-101 William st., at an aggregate rental of about \$50,000; a floor in 113 Newscam st. to Howard J. Bailon and in 18 Burling Slip for E. A. Cohen to the Seamen's Local, No. 325, of the American Federation of Labor.

Henry Brady leased the store in 224 West Twenty-seventh st. to Gadda N. Marzano, wholesale provisions; also the store 742 Ninth av., to C. Kovalsky, cigars.

Pease & Elliman leased for H. W. Doughton & Co. offices in 24 Stone at, to the P. F. Syer Company.

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Edward L. Brady sold for \$7,000 to

street, a six story apartment, 76x105, having accommodations for thirty-six families. The same broker recently sold this property to Mr. Sieghart for William Moore.

Ernesto J. Cuomo sold for Joseph E. Martine to Frederick W. Minicini the three dwellings at 1079 to 1083 Woodycrest avenue, West Bronx, which will be extensively altered.

Louis R. Goldschmidt sold for Joseph Schlessinger to H. Perry, who will occupy the dwelling 2880 Creston avenue, 40x176.

Walter E. Brown sold for Lucy E. McBride 3543 Park avenue, near 173d street, a frame dwelling, 25x150, to a client who intends erecting a garage.

Richard H. Scoble leased for the United Cigar Stores Company a store at the northwest corner Fordham road and Webster avenue to Tony Laigos and Peter Aliferia.

Hudson P. Rose Company purchased from the Kane estate the two family house at 357 Delavall avenue.

BROOKLYN MARKET NEWS.

Bulkeley & Horton Company sold 193 Buffalo avenue, between Prospect and Park place, two family dwelling, 7.11x100, for Krosman estate.

William G. Rehbein sold for E. Penn 210 Fourteenth street, a three story flat; also 1905 Eighth avenue, the store and apartment property, with garage, for Mrs. C. Jurgens the two story house at 1614 Tenth avenue for H. Kahan, and the two story dwelling at 316 Fifteenth street for C. Peterson.

QUEENSBOROUGH REPORTS.

Gen. Frank Hines, U. S. A., purchased the Italian renaissance residence and large plot at the corner of Malba Drive and Fourth avenue, Malba-on-the-Sound. The house was erected by the Malba Estates Corporation and is one of the show places of the North Shore. Gen. Hines will occupy it as an all year home.

Halloran agency sold for Frederick Claessons to Patrick Gibbons the two family dwelling at 12 Prospect avenue, Flushing, 30x119 feet; also for Harry F. Adams to William Bergauer the one family dwelling at 343 Bowne avenue, Flushing, 25x100.

Lewis H. May Company sold for Sarah Denme a two story dwelling, 60x120, on Roanoke avenue, Far Rockaway, L. I., to Harold Levy.

IN THE SUBURBAN FIELD.

Thomas S. Burke sold for Quinto Petrucci the dwelling at 45 Howard place with about five lots in the Neperian section of Yonkers, N. Y., to Joseph Martorano.

REALTY NOTINGS.

The C. H. Young Publishing Company at 112 East Nineteenth street is the buyer of the eight story Livingston Building at 55 and 57 West Third street, northeast corner of West Broadway.

Stenomer Realty Company and the Fremont Realty Corporation are the buyers of the building at 112-114 Prince street, sold by the Havermayr Real Estate Company.

Charles Gillan is the buyer of the dwelling at 51 West Ninety-fourth street, sold recently by Coughlan & Clisby for John J. Mahoney.

Other buyers of properties sold recently are: 529 West 144th street, Patrick J. Walsh; 219 West 128th street, Isabel Mackin; 356 West Twenty-eighth street, Alfred H. Ackens.

Douglas L. Elliman & Co., Inc., was the broker in the sale of 164 East Sixty-sixth street to Phillip M. James. It is a new five story house, 18,6x100.5, forming part of the Hewitt Garden development.

Hegstrom-Callen Company has been appointed agent of the five story flat at 151 Amsterdam street.

El Chipow is the buyer of the dwelling at 72 East 111th street, sold by the Sherman Brokerage Company and Henry S. Kirschner.

IN THE AUCTION ROOM.

(4 Vesey Street.)

By Joseph P. Day.
Wadsworth, a c o 178th, vacant, to the plaintiff for \$25,000; also 117th at W. n. s. 100 ft x 4 ft 7 in. av. 25x100, to 118th, to plaintiff. C. L. Day, act Wm J. Roney et al; Henry S. Cook, atty; due, \$20,942.00; taxes, 46, \$1,176; to Elsie D. Smith for \$4,250.

ROCKLAND COUNTY
FIGHTS GAS RATES

Residents Indignant Over Service Charge for Meters.

Residents of Rockland county are up in arms over a service charge of seventy-five cents a month for the use of gas meters, which has just been announced by the Rockland Light and Power Company. The gas rate was advanced three or four months ago by order of the Public Service Commission from \$1.75 to \$2 per thousand cubic feet, and it was said by the indignant consumers that this was the highest gas rate in the State.

South Nyack Board of Trustees have called a meeting for to-night to map out a course of protest. The Public Service Commission is to hear the arguments on the service charge in this city on Monday, and most of the gas consumers of Rockland county are expected to ride down to file objections.

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LA GUARDIA INSISTS
ON \$16,000,000 CUT

Will Fight 1921 Budget Un-

less Mayor Agrees to Seven-

Per Cent. Reduction.

F. H. La Guardia, President of the

Board of Aldermen, drew the line yesterday for a fight in the Board of Aldermen when the 1921 budget comes up for approval Monday unless Mayor Hylan agrees to ask the Tammany majority of the Board to vote for a 7 per cent. cut in the budget. The Aldermanic President wrote the Mayor urging him to take that method of reducing the stupendous schedule of expenditures for the coming year and devoting the saving, approximately \$16,000,000, to use of the public schools, which are about \$23,000,000 short of their needs.

The Republican minority of the Board of Aldermen's finance committee will refrain from voting upon any item considered in the committee and will submit a minority report to the board recommending the reduction.

La Guardia told the Mayor that present plans for the budget merely would add to the burden of the 1922 budget and give the taxpayers another year of excessively heavy taxes. His suggestion, he continued, would not necessitate the reduction of any salaries, but would require rigid economy and the highest skill of management in every city department.

He included in his letter to the Mayor a letter he had addressed to the minority of the Board of Aldermen in which he advised them that they might defeat the budget of the Board of Education from money appropriated for the redemption of tax notes and special revenue bonds for the current year.

The downward trend of prices will help reduce the \$22,000,000 in the budget for other than personal services. La Guardia said, but predicted that such a course would not prove popular with department heads.

Much excitement was caused at the committee hearing when Justices James C. Crosey, David P. Manning and Stephen Callaghan of the Brooklyn Supreme Court appeared to protest that the Board of Estimate had added \$41,000 to the \$25,000 salary increases the Board of Justices had fixed for their court employees. La Guardia defended the Board of Estimate and declared that

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